



## Report of the ANC 6B Planning and Zoning Committee

November 9, 2023

**Commissioners Present:** Avery (6B01), Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Durkit (6B05), Jayaraman (6B06), Ryder (6B08)

**Resident Members Present:** Rutowski (6B01), Friedman (6B02), Smith (6B03), Jarboe (6B05), Roberston (6B06), Taylor (6B07), Bruggman (6B08), Holman (6B09)

### 1. Introductions/Call to Order

The meeting was called to order at 7:02 p.m.

### 2. BZA 20996: 106 13th Street SE

**Project:** To expand an existing restaurant use to the second floor, of a semi-detached, two-story with basement, commercial building in the RF-1 zone. (Square 1036, Lot 60)

**Owner(s):** 106 13TH STREET LLC, [awilson@sullivanbarros.com](mailto:awilson@sullivanbarros.com)

**Applicant:** Alexandra Wilson, [awilson@sullivanbarros.com](mailto:awilson@sullivanbarros.com)

**Hearing Date:** 12/06/2023 [6B06]

**Plans:** [https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case\\_id=20996](https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20996)

The applicants presented an application for a use variance at the existing Pacci’s restaurant at 106 13<sup>th</sup> Street SE. This variance would allow the restaurant to expand to the second floor of the building. The establishment currently operates on the ground floor under a grandfathered nonconforming existing use and obtained a variance for the use of the basement as a restaurant. The applicant describe the hardships currently be faced by the restaurant due to the small footprint of the building and the limited turnover. It was also relayed that there is strong community support for the expansion and of the restaurant in general.

***Motion [Jayaraman/Sobelsohn] to recommend to the full ANC that a letter of support be drafted and to delegate authority to draft the letter to Commissioners Jayaraman and D’Andrea in order to allow the letter to respond to any points made in the forthcoming OP report regarding this case and to place the items on the consent agenda. It was further moved to recommend that the full commission allow Commissioner D’Andrea be authorized to testify on behalf of the ANC at the BZA hearing. The motion passed 15-0-0.***

### 3. BZA 21027: 630 G Street SE

**Project:** To construct a new, three-story rear addition, and penthouse with roof deck, to an existing, detached, three-story flat in the RF-1 zone. (Square 877, Lot 88)

**Owner(s):** Amit and Veronique Singh, [aks@amit-singh.com](mailto:aks@amit-singh.com)

**Applicant:** George Bott, [georgeb@anthonywilder.com](mailto:georgeb@anthonywilder.com)

**Hearing Date:** 01/31/2024 [6B03]

**Plans:** [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=21027](https://app.dcoz.dc.gov/Home/ViewCase?case_id=21027)



The applicants presented the project previously presented at the October P&Z Committee meeting. In the interim, the applicant had secured letters of support from all abutting neighbors. No new issues regarding the special exceptions sought were raised.

***Motion [Sobelsohn/D’Andrea] to recommend that the full ANC support the project and to place the item on the regular agenda. It was further moved to ask the applicant to seek input from Christ Church and return with an update at the next meeting. The motion passed 13-1-1. Commissioner Sroufe voted nay, and Commissioner Jayaraman abstained.***

#### **4. HPA 23-574: 630 G Street SE**

**Project:** To construct a new, three-story rear addition, and penthouse with roof deck, to an existing, detached, three-story flat in the RF-1 zone. (Square 877, Lot 88)

**Owner(s):** Amit and Veronique Singh, [aks@amit-singh.com](mailto:aks@amit-singh.com)

**Applicant:** George Bott, [georgeb@anthonywilder.com](mailto:georgeb@anthonywilder.com)

**Hearing Date:** 11/16/2023 or 11/30/2023 [6B03]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/228843663668>

The applicant presented slightly revised plans of the addition to the committee. Pursuant to HPO feedback the rear addition was now clad in brick and the windows were changed to double hung type. The massing and general configuration of the project had not substantially changed. Comments on the committee were generally focused on the preference for the previous stucco finish to differentiate the rear addition from the rest of the building. While preferred by the committee, it was understood that the applicant was following HPO direction and there was no objection to leaving the design as presented. Additionally, the applicant had a flag test conducted as requested. The stair headhouse structure was generally not visible, except from some extreme vantage points far down the street. The visibility at these points was very slight, so much so that the committee had no objection to the structure as proposed.

***Motion [Sobelsohn/Avery] to recommend that the full ANC support the project and to place the item on the regular agenda. The motion passed 14-0-1. Commissioner Jayaraman abstained.***

#### **5. CFA #SL 24-036: 229-233 Pennsylvania Avenue SE**

**Project:** Renovation and expansion of existing buildings. (Square 762, Lots 842, 843, 823)

**Owner(s):** Clear Plains, LLC

**Applicant:** N/A

**Hearing Date:** 11/16/2023 [6B02]

**Plans:** N/A

The applicant presented plans for the renovation of buildings at the addresses noted in the CFA case title. The project consists of the renovation and expansion of three existing buildings. Additionally, a courtyard and roof terrace are proposed at the rear of the building along the existing alley. A portion of



the alley would need to be closed to construct this portion of the project which the P&Z Subcommittee on Alley and Street closings is considering separately. There were no major objections to the plans as presented, although some committee members expressed a preference for the previous designs shown (as part of the alley closing application) where the rear additions were more differentiated. There was concern about the ultimate height proposed for a sound/privacy barrier at the rear of the project. The applicant noted that CFA staff had potentially requested this barrier be limited to 6 feet in height. The committee felt that 7 feet or the maximum height allowable was more preferable.

***Motion [Sobelsohn/Sroufe] to recommend that the full ANC support with recommendations about the height of the privacy/sound barrier and to place the item on the consent agenda. It was further moved to delegate the authority to write the letter to the CFA to Commissioner D'Andrea and Resident Member Friedman. The motion passed 15-0-0.***

#### **6. Update on Alley Closing in Square 762**

The chair gave an update on the progress of the alley closing application. It was noted that at the last P&Z Subcommittee meeting, the applicant was present, and the subcommittee voted to send an initial list of items for a potential CBA to the applicant for their consideration. Commissioner Sobelsohn moved to delegate authority to agree to a CBA to the subcommittee, however the applicant was present to assure the committee that no action would be taken to advance the application until the ANC had the chance to consider a potential CBA. Commissioner Sobelsohn withdrew the motion.

***No action was taken on this item.***

#### **7. Letter Regarding Enforcement of Historic Preservation Regulations and Vacancies on ZC, BZA and HRPB**

Commissioner Sroufe gave an update on the ongoing discussion regarding enforcement of historic preservation regulations and fines. He noted that Councilmember Allen is introducing legislation to increase fines. Commissioner Sroufe presented a letter that supports the proposed legislation and offered several suggestions with regards to issues regarding fine reduction by the Office of Administrative Hearings and providing data on fee enforcement.

***Motion [Sroufe/Holman] to recommend that the full ANC that the letter be sent to Councilmember Allen (and other appropriate members of the councilmembers as needed) and to place the item on the regular agenda. It was further moved that comments by any commissioners be incorporated between now and the full ANC meeting. The motion passed 14-0-1. Commissioner D'Andrea abstained.***

#### **8. Joint Letter from ANC 6B and 6C to Director Hanlon and DC Council Regarding Commercial Use of Residentially Zoned Properties**

Commissioner Avery gave an update on the efforts underway to address the ongoing issues of commercial use of properties in residential zoned areas. He noted that ANC 6C had just voted to send a



letter to the mayor. Commissioner Avery proposed to send a similar letter to the mayor and had also drafted a resolution that would be sent to the entire council.

***Motion [Avery/Sroufe] to recommend that the full ANC that the letter and resolution be sent to the Mayor and council respectively and for Commissioner Avery to make slight modifications to finalize the letter and resolution and to place the item on the consent agenda. The motion passed 15-0-0.***

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 9:45 p.m.